



## 12 Reservoir Crescent

Elburton, Plymouth, PL9 8NG

£375,000



Superbly-positioned Fletcher-built detached bungalow enjoying far-reaching views towards Dartmoor & a south-westerly facing rear garden. The accommodation briefly comprises an entrance hall, cloakroom/wc, bay-fronted living room, fitted kitchen, 3 double bedrooms & shower room. Driveway & garage. Front & rear gardens. Double-glazing & central heating. No onward chain.



## RESERVOIR CRESCENT, ELBURTON, PL9 8NG

### ACCOMMODATION

Front door with a matching window to the side opening into the hall.

### ENTRANCE HALL

Recessed boiler cupboard. Further recessed cloak cupboard with hanging rail and shelf. Hard wood flooring. Loft hatch with a pull-down ladder. The loft has boarding and lighting.

### LIVING ROOM 16'11 into bay x 12'11 (5.16m into bay x 3.94m)

A dual aspect room with a 3-sided bay window with fitted blinds to the front elevation with lovely views and a window with fitted blinds to the side elevation. Chimney breast with tiled fireplace and hearth.

### KITCHEN 12'6 x 8'9 (3.81m x 2.67m)

Range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Inset ceramic one-&-a-half bowl single drainer sink unit. Inset hob. Built-in double oven and grill. Integral fridge and freezer. Integral washing machine. Integral dishwasher. Original built-in larder-style cupboard with shelving and housing the consumer unit, electric and gas meters. Window with fitted blind to the side elevation. Doorway leading to outside.

### BEDROOM ONE 12'2 x 10'3 wall-to-wall (3.71m x 3.12m wall-to-wall)

Built-in wardrobe with sliding mirrored doors. Bay window with fitted blinds to the rear elevation.

### BEDROOM TWO 13'9 x 8'11 (4.19m x 2.72m)

Recessed double wardrobe with a cupboard above. Window with fitted blind to the rear elevation.

### BEDROOM THREE 10'10 x 10'7 (3.30m x 3.23m)

Window with fitted blind to the front elevation providing lovely views.

### SHOWER ROOM 7'11 x 5'5 (2.41m x 1.65m)

Comprising an enclosed double-sized shower with a Triton shower system, pedestal basin and wc. Partly-tiled walls. 2 obscured windows with fitted blinds to the side elevation.

### CLOAKROOM/WC

Comprising a wc.

### GARAGE 15'4 x 8'1 (4.67m x 2.46m)

Up-&-over style door to the front elevation.

### OUTSIDE

A driveway provides access and runs alongside the bungalow to the garage. The front garden is laid to lawn with bordering shrub and flower beds. The rear garden, which enjoys a south-westerly aspect, is laid to lawn with bordering shrub and flower beds together with a paved patio area.

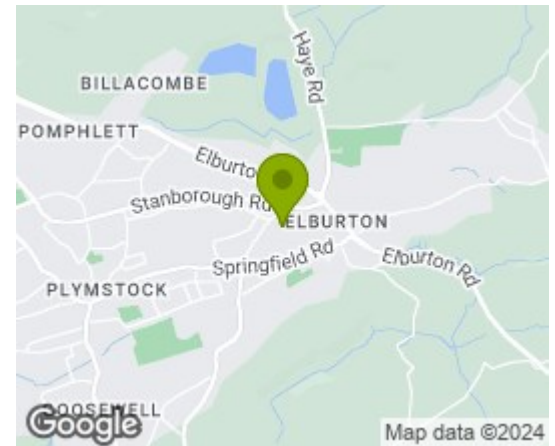
### COUNCIL TAX

Plymouth City Council  
Council tax band D

### AGENT'S NOTE

The property is connected to all the mains services: gas, electricity, water and drainage.

## Area Map

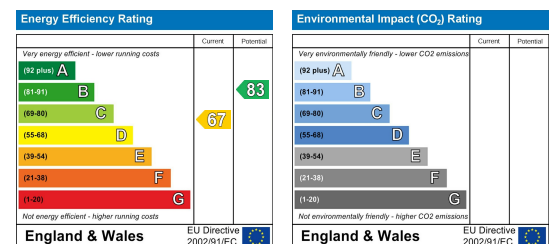


## Floor Plans



Made with Mergin 3D24

## Energy Efficiency Graph



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